

# STATEWIDE REAL ESTATE

## FINANCIAL SUMMARY

	FY 2007 EXPENDITURE	FY 2008 APPROPRIATION	FY 2009 REQUEST	GOVERNOR RECOMMENDS FY 2009
Department of Elementary & Secondary Education	\$ 4,058,922	\$ 6,753,093	\$ 7,000,216	\$ 7,027,161
Department of Higher Education	292,718	363,754	402,339	402,606
Department of Revenue	1,663,936	2,080,911	2,180,780	2,171,573
Office of Administration	1,831,122	2,456,018	2,846,696	2,869,170
Department of Agriculture	794,850	1,175,676	1,201,199	1,206,439
Department of Natural Resources	2,952,194	3,401,146	3,387,375	3,403,366
Department of Economic Development	4,670,086	4,840,322	4,584,672	4,590,192
Department of Insurance, Financial Institutions and Professional Registration	417,117	975,245	1,007,397	1,016,558
Department of Labor and Industrial Relations	1,665,255	1,754,148	1,916,200	1,920,672
Department of Public Safety	2,651,442	11,467,662	12,233,509	12,056,405
Department of Corrections	7,502,938	51,987,847	51,642,767	51,963,342
Department of Mental Health	2,728,517	15,699,744	16,542,586	16,647,363
Department of Health and Senior Services	5,734,085	6,080,839	6,167,352	6,188,524
Department of Social Services	23,012,129	26,178,639	25,512,728	25,592,815
Elected Officials	5,398,879	5,628,640	6,899,249	6,864,007
Judiciary	2,650,809	2,614,324	2,887,502	2,891,963
<b>TOTAL</b>	<b>\$ 68,024,999</b>	<b>\$ 143,458,008 *</b>	<b>\$ 146,412,567</b>	<b>\$ 146,812,156</b>
General Revenue Fund	40,810,895	106,190,419	111,770,702	110,101,018
Federal Funds	18,416,684	23,627,113	21,562,976	23,638,688
Other Funds	8,797,420	13,640,476	13,078,889	13,072,450

\* Does not include \$1,346,677 recommended in the Fiscal Year 2008 Supplemental Appropriations, including \$1,100,093 general revenue. See the Supplemental section of the Missouri Budget for details regarding the Real Estate supplemental appropriations.

## DEPARTMENT SUMMARY

The Division of Facilities Management, Design and Construction (DFMDC) provides oversight for all leased facilities, state-owned facilities and most institutional facilities. DFMDC continues efforts to terminate leases and consolidate state agencies within state-owned space where possible with additional consolidations planned for Fiscal Year 2009. The consolidation of space has allowed the redirection of existing funds to offset other costs.

### Benchmarking

DFMDC utilizes a real estate consulting service to conduct a market rate analysis of the cost of rental rates throughout various regions of the state. In addition, benchmark comparisons with the Federal General Services Administration (GSA) and other state governments are made to ensure that the State of Missouri rates are competitive. The State of Missouri rental rates for state-owned and leased facilities are comparable or below the private sector rates, GSA and other state rates.

### Rental Rates

The Fiscal Year 2009 budgeted rental rates for expiring leased facilities are as follows:

<u>MARKET AREA</u>	<u>BUDGETED RENTAL RATE</u>
Metro	\$15.00
St. Louis County	\$17.85
Large City	\$12.50
Outstate	\$11.00

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### DEPARTMENT SUMMARY (Continued)

The Fiscal Year 2009 budgeted rental rates for state-owned facilities are as follows:

<b>FACILITY</b>	<b>RATE</b>	<b>FACILITY</b>	<b>RATE</b>	<b>FACILITY</b>	<b>RATE</b>
Capitol	\$ 6.55	Mental Health	\$ 5.37	Feed & Seed Lab	\$ 8.38
Broadway	\$ 6.50	Mo. Boulevard	\$ 8.03	DOLIR	\$ 5.58
Supreme Court	\$ 5.54	Petro Lab	\$11.75	Fletcher Daniels	\$ 5.83
Jefferson Building	\$ 6.53	DEQ Lab	\$ 7.48	Penney	\$ 4.82
Gov. Mansion	\$ 9.02	Howerton	\$ 5.23	Landers	\$ 6.93
Kirkpatrick	\$ 6.10	Prof. Registration	\$ 5.24	St. Joseph	\$ 6.22
Truman Building	\$ 8.23	Lewis & Clark	\$ 6.84	Mill Creek	\$10.03
Wainwright	\$ 8.00	DED Hannibal	\$ 6.10	DED St. Louis	\$ 5.52
OA Garage	\$ 4.07	DED Joplin	\$ 6.42	9900 Page	\$12.18
Simpson	\$ 4.97	Surplus Property	\$ 1.03	DOLIR-Springfield	\$ 6.99
Prince Hall	\$ 8.57	DED Sedalia	\$ 5.37	DOLIR-Gateway	\$ 5.49
DED St. Joseph	\$11.61	DED Sikeston	\$ 4.54	DOLIR-Dunklin	\$ 6.24
Chateau	\$ 4.38	New Health Lab	\$10.54	DOLIR-Adams	\$ 3.47
North Serv. Center	\$12.86	South Serv. Center	\$16.98	Jennings	\$17.34

The Fiscal Year 2009 budgeted rental rates for institutional facilities are as follows:

<b>AGENCY</b>	<b>RATE</b>	<b>AGENCY</b>	<b>RATE</b>
DESE	\$1.86 - \$2.72	DOR-Lottery	\$1.56
Agriculture	\$ .52	DPS-Veterans	\$1.80 - \$3.14
DPS-Highway Patrol	\$1.74 - \$6.11	DOC	\$1.97 - \$6.84
Mental Health	\$2.14 - \$4.45	DSS	\$1.15 - \$5.13

DFMDC provides asset management for all state-owned, leased properties, and institutional facilities totaling in excess of 24 million sq. ft. of space. The following departments are located within those facilities:

### DEPARTMENT OF ELEMENTARY AND SECONDARY EDUCATION

DFMDC is responsible for the oversight and management of approximately 36 lease contracts, totaling over 194,000 sq. ft., approximately 178,000 sq. ft. of space located within state-owned facilities, and approximately 1,100,000 of sq. ft. of institutional space on behalf of the Department of Elementary and Secondary Education.

#### Fiscal Year 2009 Governor's Recommendations

- \$33,419 for real estate administrative charges attributable to pay plan and associated fringes, including \$20,908 general revenue.
- \$2,834,686 reallocated from various departmental real estate budgets, including \$2,642,638 general revenue.
- (\$2,587,111) reallocated to various departmental real estate budgets.
- (\$6,926) federal and other funds core reduction from the Fiscal Year 2008 appropriation level.

### DEPARTMENT OF HIGHER EDUCATION

DFMDC is responsible for the oversight and management of two lease contracts, approximately 25,000 sq. ft. of leased space on behalf of the Department of Higher Education.

#### Fiscal Year 2009 Governor's Recommendations

- \$19,232 for janitorial, utility, and market rate increases.
- \$267 for real estate administrative charges attributable to pay plan and associated fringes, including \$83 general revenue.
- \$19,353 Guaranty Agency Operating Fund reallocated from various departmental real estate budgets.

## **STATEWIDE REAL ESTATE**

### **DEPARTMENT SUMMARY (Continued)**

#### **DEPARTMENT OF REVENUE**

DFMDC is responsible for the oversight and management of 14 lease contracts, totaling over 53,000 sq. ft. and approximately 296,000 sq. ft. of space located within state-owned facilities on behalf of the Department of Revenue and the Tax Commission. In addition, DFMDC is also responsible for the oversight and management of approximately three lease contracts, totaling over 26,000 sq. ft., approximately 400 sq. ft. of space located within state-owned facilities, and approximately 79,000 sq. ft. of institutional space on behalf of the Lottery Commission.

#### **Fiscal Year 2009 Governor's Recommendations**

- \$20,477 for real estate administrative charges attributable to pay plan and associated fringes, including \$20,192 general revenue.
- \$250,196 reallocated from various departmental real estate budgets, including \$127,716 general revenue.
- (\$123,254) Lottery Enterprise Fund reallocated to various departmental real estate budgets.
- (\$56,757) core reduction from the Fiscal Year 2008 appropriation level, including (\$29,684) general revenue.

#### **OFFICE OF ADMINISTRATION**

DFMDC is responsible for the oversight and management of 18 lease contracts, totaling over 78,000 sq. ft. and approximately 375,000 sq. ft. of space located within state-owned facilities on behalf of the Office of Administration. In addition, DFMDC is responsible for the oversight and management of one lease contract for approximately 7,000 sq. ft. of leased space on behalf of the Ethics Commission.

#### **Fiscal Year 2009 Governor's Recommendations**

- \$150,000 for real estate contingency needs.
- \$24,794 for janitorial, utility, and market rate increases.
- \$22,474 for real estate administrative charges attributable to pay plan and associated fringes, including \$22,045 general revenue.
- \$206,781 reallocated from various departmental real estate budgets.
- \$10,970 transferred from the Office of Administration for Information Technology leased space.
- (\$1,867) other funds reallocated to various departmental real estate budgets.

#### **DEPARTMENT OF AGRICULTURE**

DFMDC is responsible for the oversight and management of seven lease contracts, totaling approximately 27,000 sq. ft., approximately 55,000 sq. ft. of space located within state-owned facilities, and approximately 587,000 sq. ft. of institutional space on behalf of the Department of Agriculture.

#### **Fiscal Year 2009 Governor's Recommendations**

- \$3,343 for janitorial, utility, and market rate increases.
- \$5,240 for real estate administrative charges attributable to pay plan and associated fringes, including \$3,735 general revenue.
- \$357,987 reallocated from various departmental real estate budgets, including \$46,341 general revenue.
- (\$335,807) State Fair Fees Fund reallocated to various departmental real estate budgets.

#### **DEPARTMENT OF NATURAL RESOURCES**

DFMDC is responsible for the oversight and management of approximately 38 lease contracts, totaling over 154,000 sq. ft. and approximately 180,000 sq. ft. of space located within state-owned facilities on behalf of the Department of Natural Resources.

#### **Fiscal Year 2009 Governor's Recommendations**

- \$15,991 for real estate administrative charges attributable to pay plan and associated fringes, including \$3,506 general revenue.
- \$11,918 for janitorial, utility, and market rate increases.
- \$7,273 transferred from the Department of Natural Resources, including \$2,122 general revenue.
- \$6,572 federal funds reallocated from various departmental real estate budgets.
- (\$39,534) other funds core reduction from the Fiscal Year 2008 appropriation level.

## **STATEWIDE REAL ESTATE**

### **DEPARTMENT SUMMARY (Continued)**

#### **DEPARTMENT OF ECONOMIC DEVELOPMENT**

DFMDC is responsible for the oversight and management of approximately 42 lease contracts, totaling over 223,000 sq. ft., approximately 198,000 sq. ft. of space located within state-owned facilities on behalf of the Department of Economic Development.

##### **Fiscal Year 2009 Governor's Recommendations**

- \$62,160 federal funds for additional space in Kirksville and St. Joseph.
- \$17,922 for real estate administrative charges attributable to pay plan and associated fringes, including \$2,549 general revenue.
- \$25,035 Division of Tourism Supplemental Revenue Fund transferred from the Department of Economic Development.
- \$17,500 other funds reallocated from various departmental real estate budgets.
- (\$297,933) federal and other funds core reduction from the Fiscal Year 2008 appropriation level.
- (\$74,814) reallocated to various departmental real estate budgets.

#### **DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION**

DFMDC is responsible for the oversight and management of six lease contracts, totaling 9,000 sq. ft. and approximately 116,000 sq. ft. of space located within state-owned facilities on behalf of the Department of Insurance, Financial Institutions and Professional Registration.

##### **Fiscal Year 2009 Governor's Recommendations**

- \$9,161 other funds for real estate administrative charges attributable to pay plan and associated fringes.
- \$32,152 other funds reallocated from various departmental real estate budgets.

#### **DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS**

DFMDC is responsible for the oversight and management of 24 lease contracts, totaling over 23,000 sq. ft. and approximately 247,000 sq. ft. of space located within state-owned facilities on behalf of the Department of Labor and Industrial Relations.

##### **Fiscal Year 2009 Governor's Recommendations**

- \$14,861 for real estate administrative charges attributable to pay plan and associated fringes, including \$627 general revenue.
- \$82,407 transferred from the Department of Labor and Industrial Relations, including \$1,802 general revenue.
- \$132,268 federal funds reallocated from various departmental real estate budgets.
- (\$52,057) federal and other funds core reduction from the Fiscal Year 2008 appropriation level.
- (\$10,955) reallocated to various departmental real estate budgets, including (\$566) general revenue.

#### **DEPARTMENT OF PUBLIC SAFETY**

DFMDC is responsible for the oversight and management of 27 lease contracts, totaling over 70,000 sq. ft, approximately 52,000 sq. ft. of space located within state-owned facilities, and approximately 987,000 sq. ft. of institutional space on behalf of the Department of Public Safety's Office of the Director, Veterans' Commission, Liquor Control, Capitol Police, Water Patrol and Fire Marshal.

In addition, DFMDC is responsible for the oversight and management of four lease contracts for approximately 36,000 sq. ft. of space on behalf of the Gaming Commission; approximately 76 lease contracts, totaling over 93,000 sq. ft., approximately 13,000 sq. ft. of space located within state-owned facilities, and approximately 451,000 sq. ft. of institutional space on behalf of the Missouri State Highway Patrol; and 20 lease contracts, totaling over 58,000 sq. ft. of space within leased facilities on behalf of the Missouri Adjutant General.

## STATEWIDE REAL ESTATE

### DEPARTMENT SUMMARY (Continued)

#### Fiscal Year 2009 Governor's Recommendations

- \$155,026 for janitorial, utility, and market rate increases.
- \$90,000 for the Highway Patrol Lab at Missouri Southern State University, including \$36,000 general revenue.
- \$79,603 State Highways and Transportation Department Fund for the Highway Patrol Tower at Troop C, Weldon Springs.
- \$48,000 for the Veterans' Commission free-space contingency.
- \$35,500 State Highways and Transportation Department Fund for the Highway Patrol Driver Exam free-space contingency.
- \$30,294 for the Veteran's Commission new space in Benton, Hickory, and Sullivan counties and temporary space at Fort Leonard Wood.
- \$24,293 for real estate administrative charges attributable to pay plan and associated fringes, including \$4,865 general revenue.
- \$16,000 State Highways and Transportation Department Fund for the Highway Patrol, Zone Offices and Crash Units free-space contingency.
- \$5,500 for the Water Patrol's free-space contingency.
- \$4,097,856 reallocated from various departmental real estate budgets, including \$2,311,551 general revenue.
- \$29,738 State Highways and Transportation Department Fund transferred from the Department of Public Safety.
- \$5,816 transferred from the Department of Public Safety, Water Patrol for additional space.
- (\$3,956,682) reallocated to various departmental real estate budgets, including (\$2,370,723) general revenue.
- (\$72,201) core reduction from the Fiscal Year 2008 appropriation level, including (\$70,086) general revenue

#### DEPARTMENT OF CORRECTIONS

DFMDC is responsible for the oversight and management of approximately 100 lease contracts, totaling over 549,000 sq. ft., approximately 94,000 sq. ft. of space located within state-owned facilities, and approximately 9,067,000 sq. ft. of institutional space on behalf of the Department of Corrections.

#### Fiscal Year 2009 Governor's Recommendations

- \$616,782 for janitorial, utility, and market rate increases.
- \$320,576 for real estate administrative charges attributable to pay plan and associated fringes, including \$313,456 general revenue.
- \$187,027 for additional space for Probation and Parole in Wentzville, Nixa, and Lake Ozark.
- \$10,500 for Probation and Parole free-space contingency.
- \$42,790,630 reallocated from various departmental real estate budgets, including \$41,229,032 general revenue.
- \$442,450 transferred from Department of Corrections for additional leased and institutional space.
- (\$43,639,947) transferred to various departmental real estate budgets, including (\$42,078,139) general revenue.
- (\$719,928) core reduction from the Fiscal Year 2008 appropriation level, including (\$86,848) general revenue.
- (\$32,595) Inmate Revolving Fund transferred to Department of Corrections from institutional space.

#### DEPARTMENT OF MENTAL HEALTH

DFMDC is responsible for the oversight and management of 44 lease contracts, totaling 134,000 sq. ft. and approximately 104,000 sq. ft. of space located within state-owned facilities, and approximately 4,400,000 of sq. ft. of institutional space on behalf of the Department of Mental Health.

#### Fiscal Year 2009 Governor's Recommendations

- \$104,777 for real estate administrative charges attributable to pay plan and associated fringes, including \$102,504 general revenue.
- \$13,593,196 reallocated from various departmental real estate budgets, including \$13,576,023 general revenue.
- (\$12,750,354) reallocated to various departmental real estate budgets.

## **STATEWIDE REAL ESTATE**

### **DEPARTMENT SUMMARY (Continued)**

#### **DEPARTMENT OF HEALTH AND SENIOR SERVICES**

DFMDC is responsible for the oversight and management of approximately 90 lease contracts, totaling over 346,000 sq. ft., approximately 183,000 sq. ft. of space located within state-owned facilities on behalf of the Department of Health and Senior Services.

#### **Fiscal Year 2009 Governor's Recommendations**

- \$21,172 for real estate administrative charges attributable to pay plan and associated fringes, including \$8,421 general revenue.
- \$132,072 reallocated from various departmental real estate budgets, including \$72,701 in general revenue.
- (\$45,559) Assistive Technology Loan Revolving Fund core reduction from the Fiscal Year 2008 appropriation level.

#### **DEPARTMENT OF SOCIAL SERVICES**

DFMDC is responsible for the oversight and management of approximately 167 lease contracts, totaling over 1.2 million sq. ft., approximately 782,000 sq. ft. of space located within state-owned facilities, and approximately 558,000 sq. ft. of institutional space on behalf of the Department of Social Services.

#### **Fiscal Year 2009 Governor's Recommendations**

- \$382,391 for janitorial, utility, and market rate increases.
- \$76,482 for real estate administrative charges attributable to pay plan and associated fringes, including \$64,693 general revenue.
- \$16,524 for additional space, including \$12,558 general revenue.
- \$339,624 federal funds reallocated from various departmental real estate budgets.
- \$33,534 transferred from the Department of Social Services for the Dexter County Office, including \$25,486 general revenue.
- \$24,152 transferred from the Department of Social Services for the St. Charles Training Center, including \$18,356 general revenue.
- \$10,800 transferred from the Department of Social Services for parking at the Fletcher Daniels State Office Building, including \$8,208 general revenue.
- (\$1,422,745) reallocated to various departmental real estate budgets, including (\$610,085) general revenue.
- (\$46,586) core reduction from the Fiscal Year 2008 appropriation level, including (\$33,694) general revenue.

#### **ELECTED OFFICIALS**

DFMDC is responsible for the oversight and management of three parking lease contracts and approximately 30,000 sq. ft. of space located within state-owned facilities on behalf of the State Auditor; 4,000 sq. ft. of leased space and approximately 285,000 sq. ft. of space located within state-owned facilities on behalf of the Missouri Legislature; approximately 5,000 sq. ft. of space located within state-owned facilities on behalf of the Lt. Governor's Office; approximately nine lease contracts, totaling over 104,000 sq. ft. and approximately 174,000 sq. ft. of space located within state-owned facilities on behalf of the Secretary of State; approximately 27,000 sq. ft. of space located within state-owned facilities on behalf of the State Treasurer's Office; approximately 13 lease contracts, totaling approximately 46,000 sq. ft., and approximately 106,000 sq. ft. of space located within state-owned facilities on behalf of the Attorney General; and approximately 42,000 sq. ft. of space located within state-owned facilities on behalf of the Governor's Office.

#### **Fiscal Year 2009 Governor's Recommendations**

- \$463,704 for the Secretary of State's additional archive space.
- \$372,946 for the Secretary of State's climate controlled storage space.
- \$210,886 for janitorial, utility, and market rate increases.
- \$48,158 for real estate administrative charges attributable to pay plan and associated fringes, including \$42,762 general revenue.
- \$254,055 reallocated from various departmental real estate budgets, including \$223,541 general revenue.
- \$36,757 transferred from the Secretary of State for fuel and utilities.
- \$3,387 transferred from the Secretary of State for additional space.
- (\$83,121) relocated to various departmental real estate budgets, including (\$1,192) general revenue.
- (\$71,405) other funds core reduction from the Fiscal Year 2008 appropriation level.

## STATEWIDE REAL ESTATE

### DEPARTMENT SUMMARY (Continued)

#### JUDICIARY

DFMDC is responsible for the oversight and management of six lease contracts, totaling over 145,000 sq. ft. and approximately 46,000 sq. ft. of space located within state-owned facilities on behalf of the Court of Appeals and the State Court Administrator.

#### Fiscal Year 2009 Governor's Recommendations

- \$219,972 for janitorial, utility, and market rate increases.
- \$4,461 for real estate administrative charges attributable to pay plan and associated fringes, including \$4,338 general revenue.
- \$53,206 reallocated from various departmental real estate budgets, including \$36,660 general revenue.